



# Park Drive

Baldock,  
Hertfordshire, SG7 6EN  
**FREEHOLD £375,000**

country  
properties



A well-presented and particularly spacious, centrally located 3 bedroom terrace home within walking distance to all local schools, transport links and town centre amenities. This fantastic home on Park Drive, Baldock offers a generous lounge/diner, kitchen and cloakroom on the ground floor with 3 good size bedrooms on the first (2 comfortable doubles and a generous single) and a family bathroom. Externally the property offers an attractive front garden and low maintenance rear garden laid to faux grass & patio. The property overlooks a popular children's play park to the front and with its excellent location would be ideal for a first family home, investment purchase or downsizers alike!

- Well-presented throughout
- Central location within walking distance to all local amenities, schools & transport links
- 3 generous bedrooms
- Front & rear gardens
- Downstairs cloakroom
- EPC – D & Council Tax Band C

## Accommodation

### Entrance Hall

Stairs to first floor, door to:

### Lounge

13' 2" x 13' 6" (4.01m x 4.11m) Window to front aspect, radiator, door to:

### Kitchen

13' 7" x 8' 1" (4.14m x 2.46m) Window to rear aspect, heated towel radiator, a range of wall mounted & base level units with work surface over and inset sink with drainer. Space for cooker with integral extractor hood over, space for washing machine & dishwasher, pantry area housing large fridge freezer, external stable door to rear garden, door to:

### Cloakroom

Window to rear aspect, WC, wash hand basin, radiator.

First Floor:

### Landing

Loft hatch, airing cupboard, doors to:





## Bedroom One

12' 0" x 9' 0" (3.66m x 2.74m)

Window to rear aspect, radiator.

## Bedroom Two

7' 8" x 10' 2" (2.34m x 3.10m) Window to front aspect, radiator.

## Bedroom Three

9' 0" x 7' 9" (2.74m x 2.36m) Window to rear aspect, radiator.

## Bathroom

Window to front aspect, WC, wash hand basin, heated towel radiator, bath with shower attachment over & screen.

External

## Front

Front garden laid to lawn with mature beds & borders.

## Rear

Rear garden measuring approx. 40ft laid to patio & faux grass with gated access at side to rear parking area (unallocated), brick built storage shed.

## Agent's Notes

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.





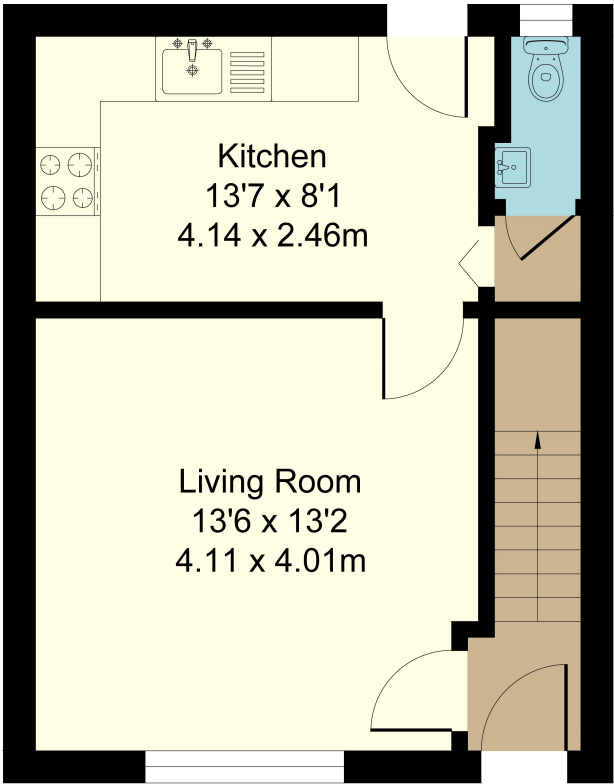




# 45 Park Drive, Baldock

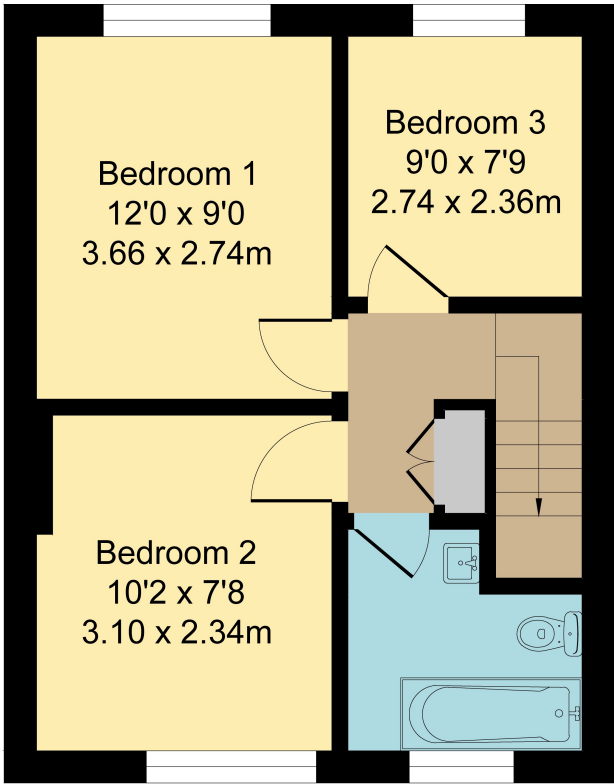
## Ground Floor

Area: 34.4 m<sup>2</sup> ... 370 ft<sup>2</sup>



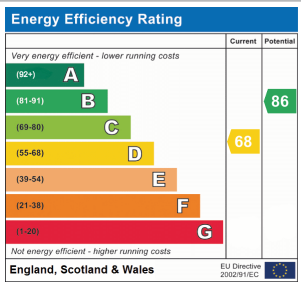
## First Floor

Area: 34.3 m<sup>2</sup> ... 369 ft<sup>2</sup>



Total Area: 68.7 m<sup>2</sup> ... 739 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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